



Housing Needs Assessment



Purpose of a Housing Policy



“...housing is in many respects a missing link in our social and economic policy toolkit. When people have affordable housing, their family lives are more stable, health improves, children’s school performance gets better, immigrants are better able to integrate into society, and dependency on income supports diminishes. On the economic side, adequate housing supports community economic development, enhances consumer spending, and increases the availability of workers.

- *“Housing is Good Social Policy”*, Canadian Policy Research Network (2004)

National Goals (HUD)

“The state of the housing market plays a large role in stabilizing our neighborhoods and strengthening our national economy.”

1. Bolster the Economy and Protect Consumers
2. Meet the Need for Quality Affordable Rental Housing
3. Use Housing as a Platform to Improve Quality of Life
4. Build Strong Resilient and Inclusive Communities



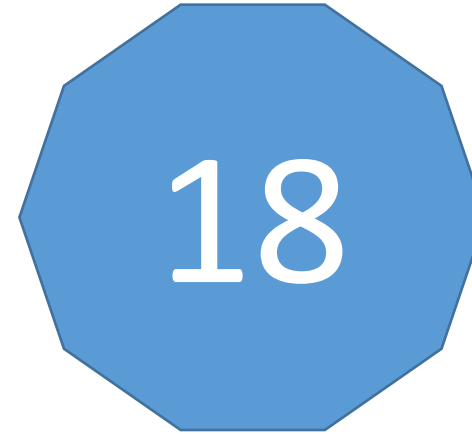
Housing Policy Guiding Principles

- **Anticipating Demand** - Data forecasting should be employed by the City to reinforce that housing policy decisions are responsive to the private market while not artificially stimulating housing demand
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- **Strengthening the City** - Housing policies should support both local needs and position the city to meet or exceed housing alternatives in peer cities
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- **Building from Strength / Investment** - Prioritizing city-supported housing development efforts based upon adjacency to stable and emerging housing markets
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- **Providing a Mix of Housing Alternatives** - The City's housing policies should encourage the creation / retention of housing units at all levels of affordability, *and emphasize co-location of different housing types and units of varying levels of affordability.*
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- **Filling Housing Rehab Gap** - Preparation of a financing strategy for City supported housing development to eliminate the gap between the cost of housing unit construction and its appraised value at the time of its completion
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- **Measuring Progress** - Using Metrics Identified in the City's Affirmative Fair Housing (AFH) Plan - Utilization of the City's AFH to identify strategies in the establishment of a housing diversity plan and to monitor its benefits utilizing the AFH's identified metrics.

City Council Goals

“Directing the City Manager to provide information on the overall state of housing policy at the federal, state, and local level and based on information develop a local 5-year policy”

Due August 2018



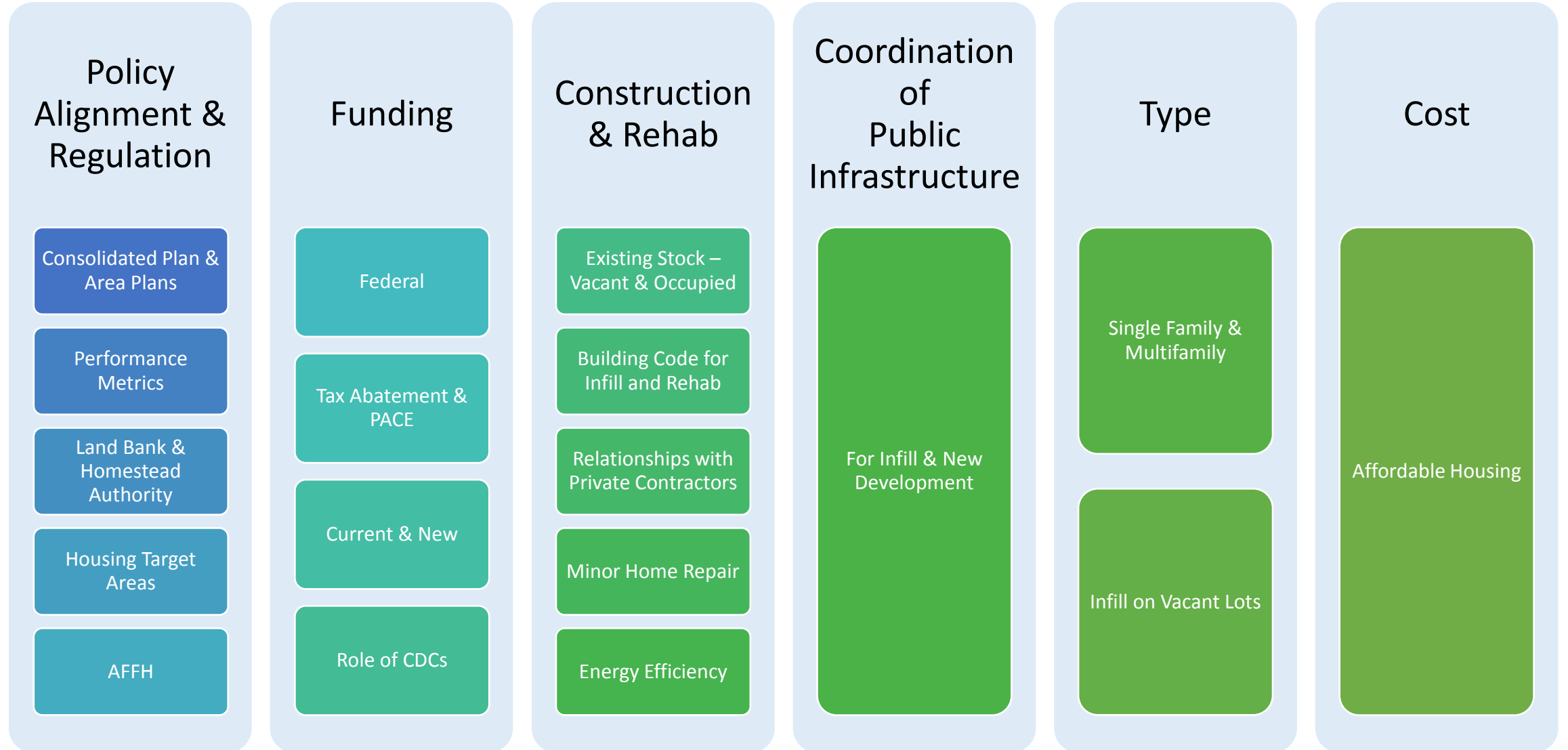
Initial
Policy
Questions



Current
Focus
Areas



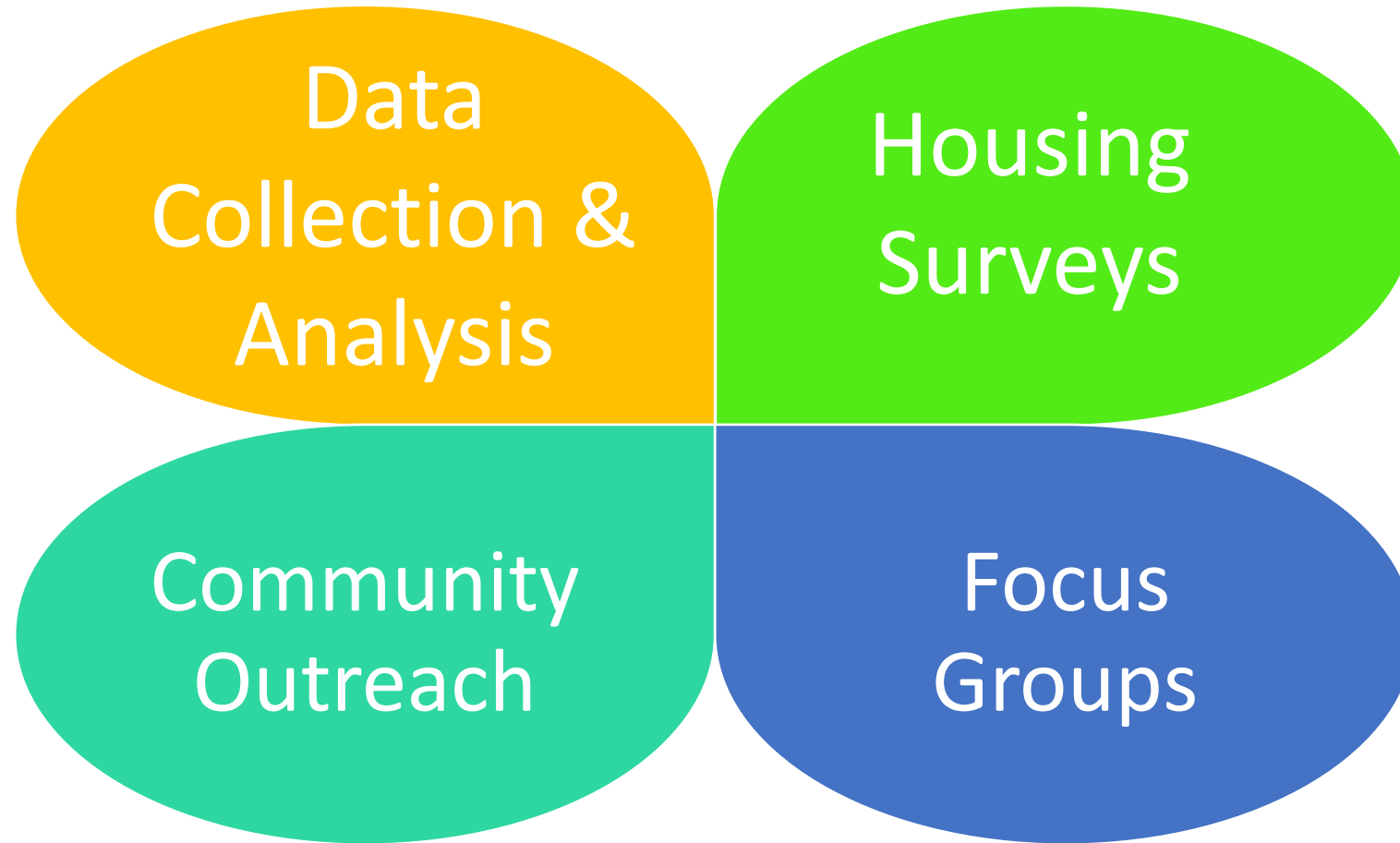
Policy Framework



Planning Process



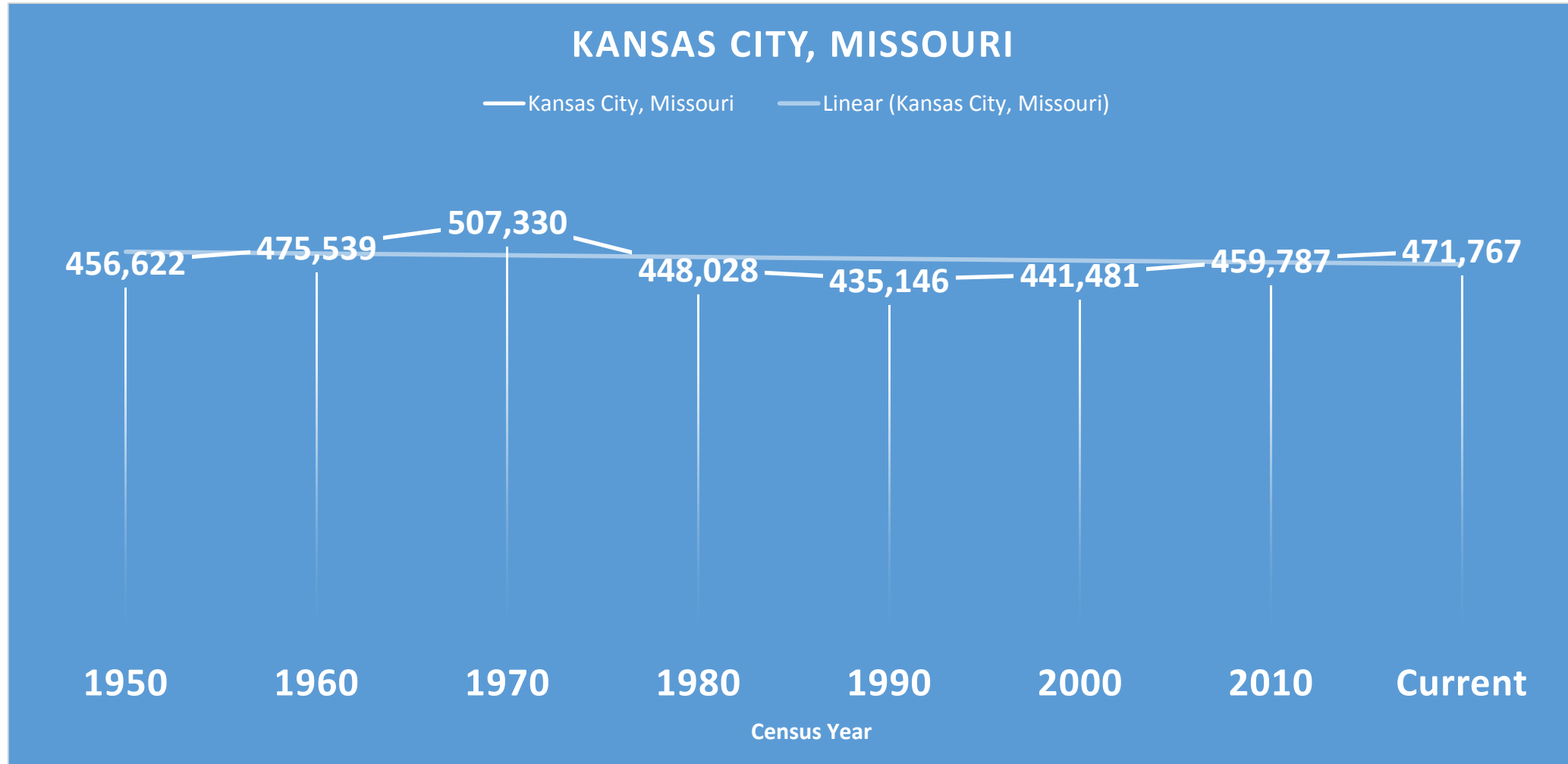
Assessment Phase Activities



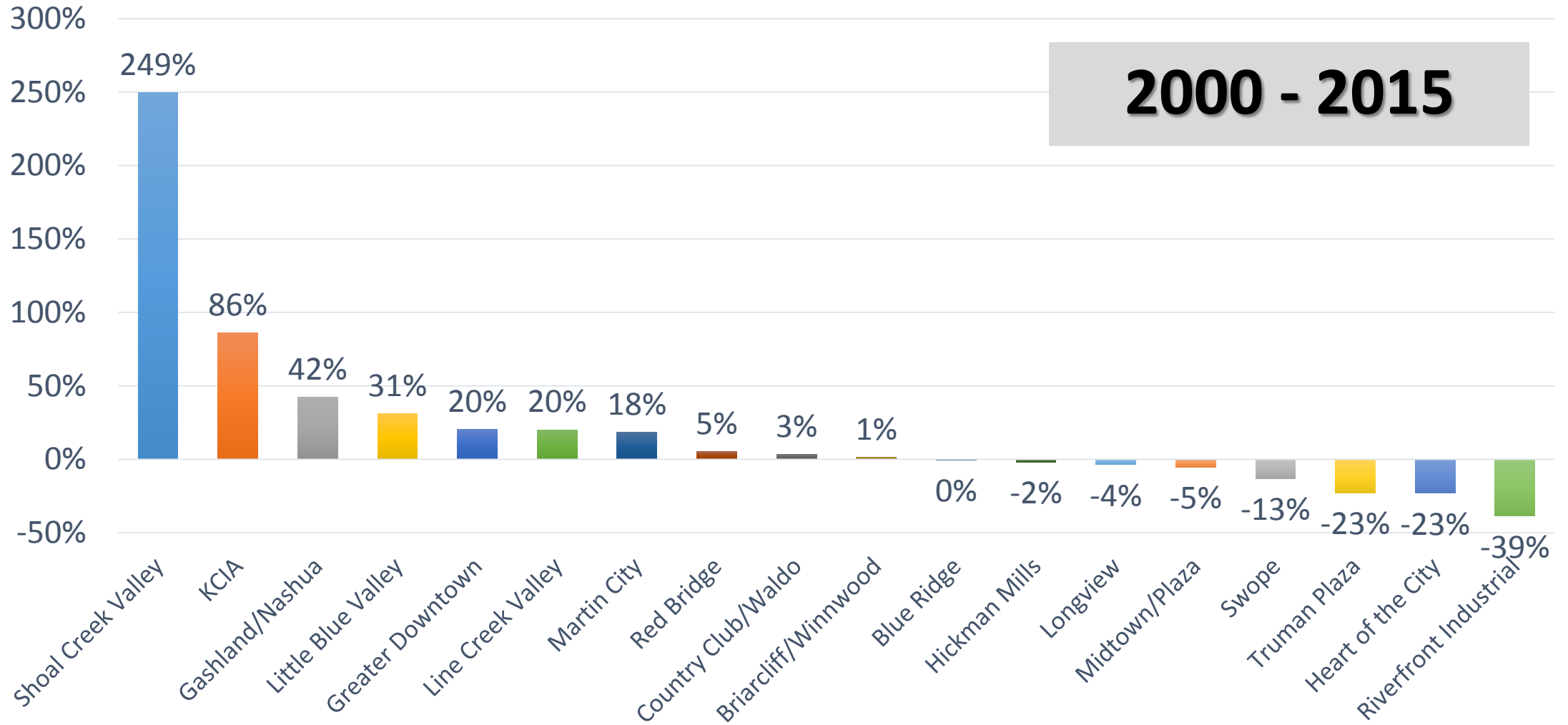
Demographics & Housing Supply



Population Change



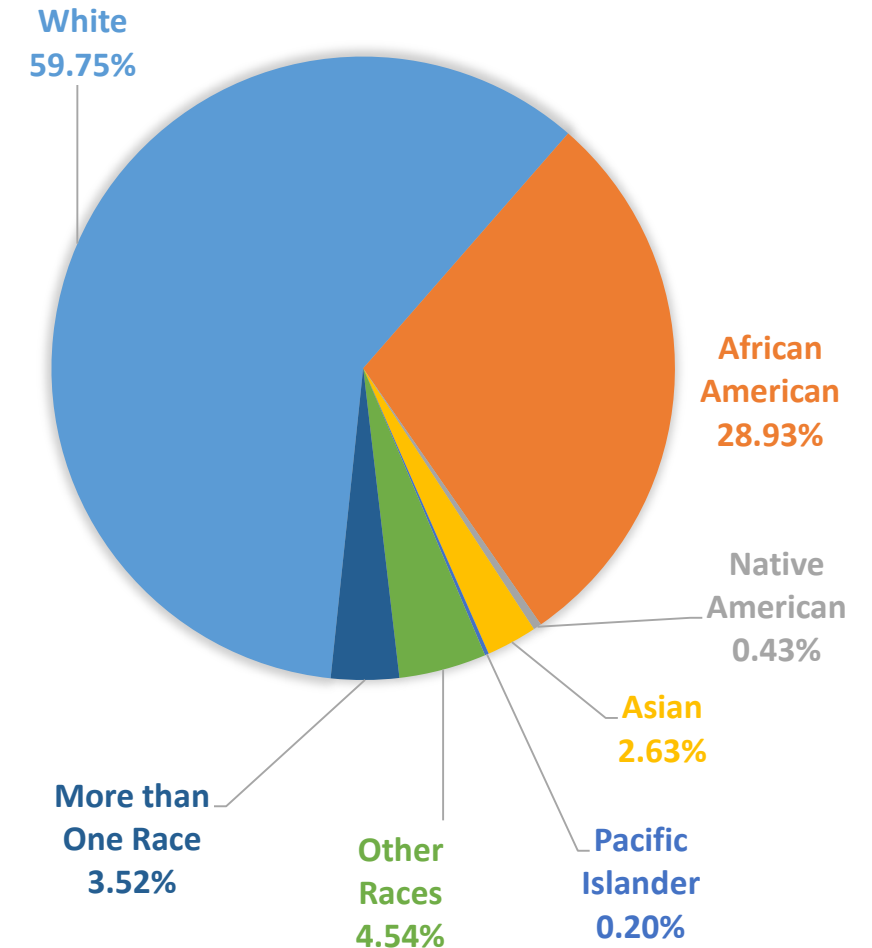
Percent Change by Area Plan Area



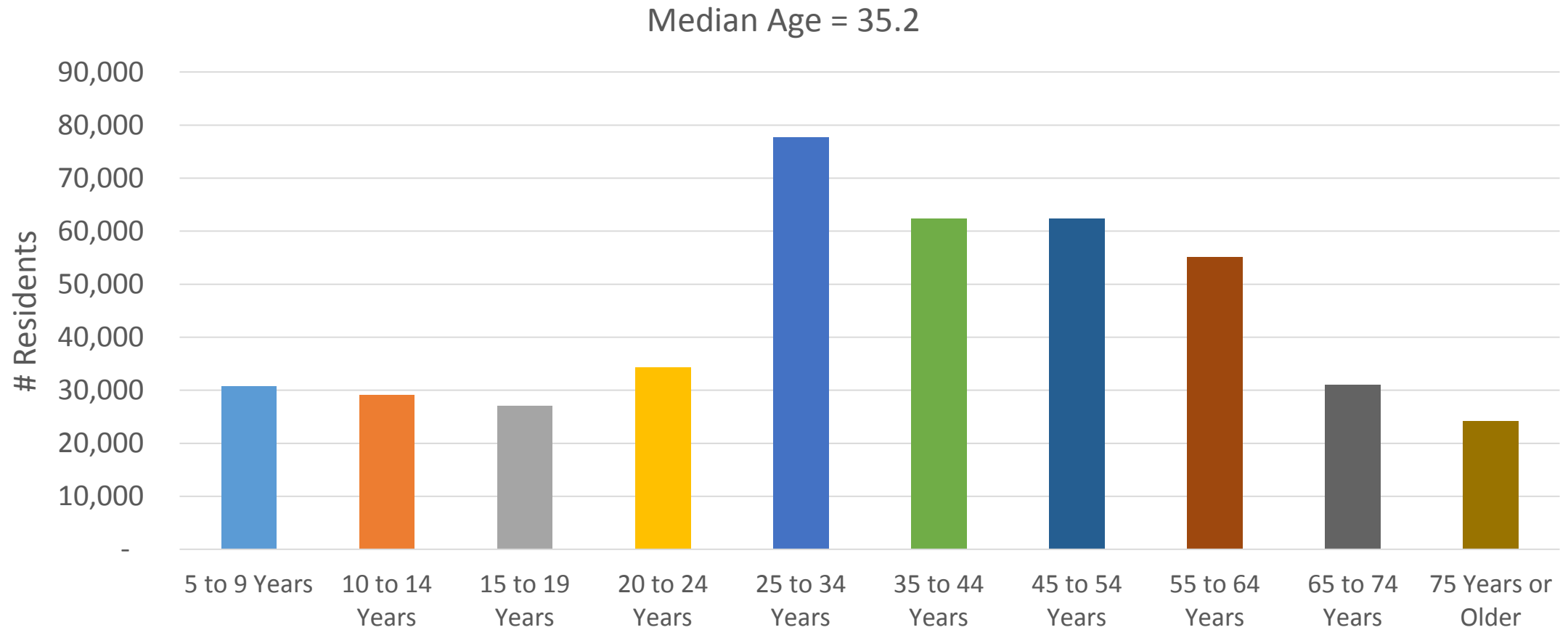
Race and Ethnicity 2000-2015

	2000	2011-2015	
	Population	Population	Change
<i>Total Population</i>	<i>441,545</i>	<i>466,893</i>	<i>6%</i>
White	267,931	278,981	4%
African American	137,879	135,065	-2%
Native American	2,122	2,001	-6%
Asian	8,182	12,283	50%
Pacific Islander	493	940	91%
Other Races	14,158	21,176	50%
More than One Race	10,780	16,448	53%
Hispanic*	30,604	46,758	53%

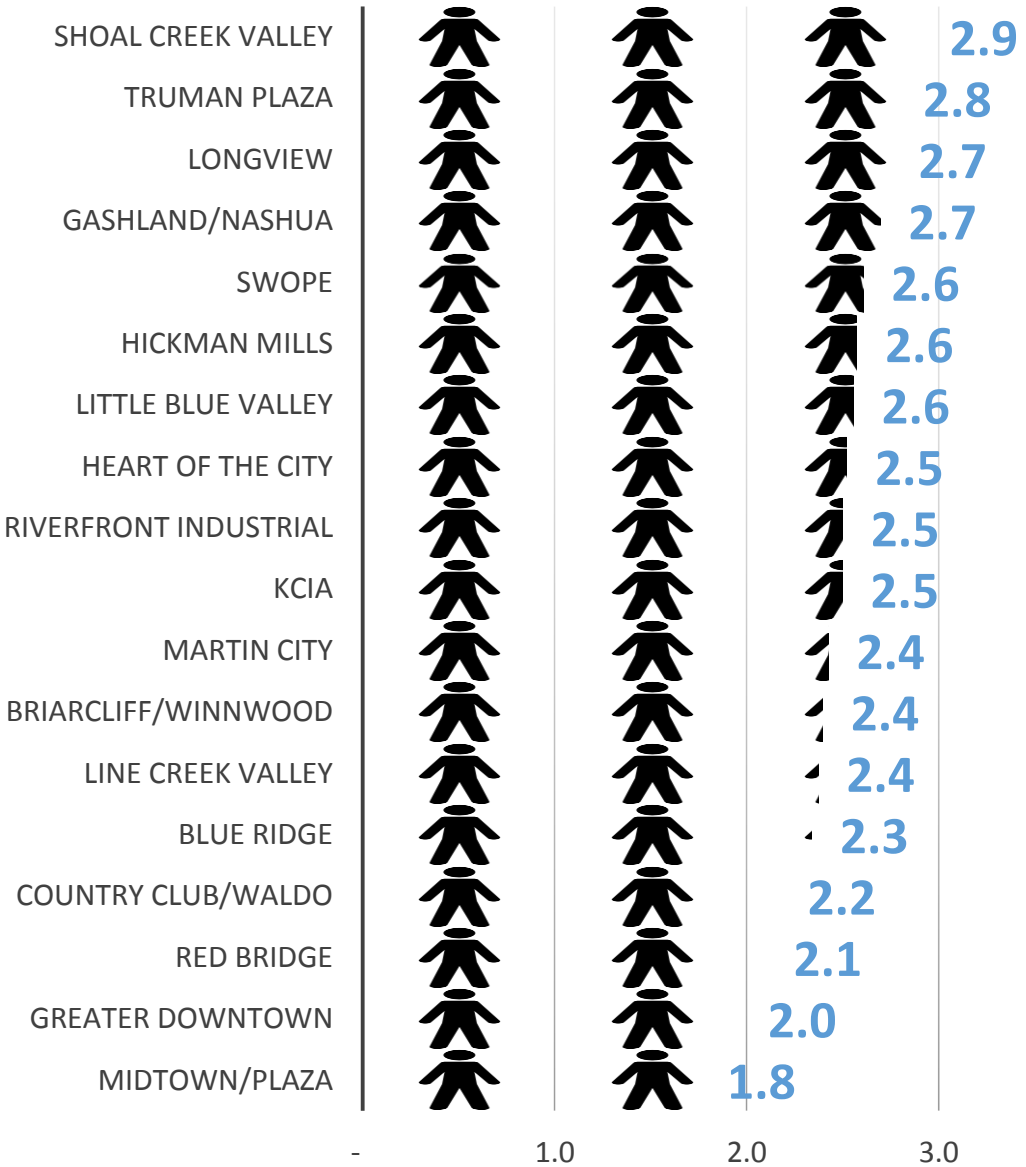
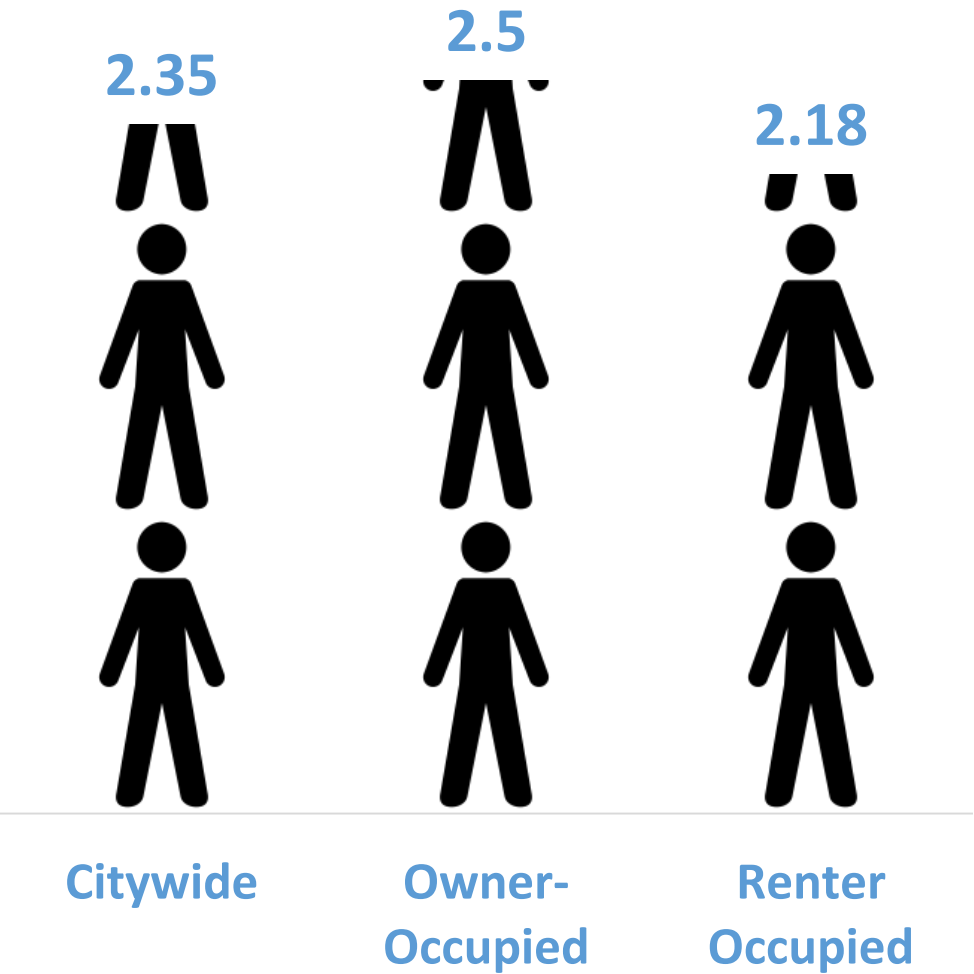
**Hispanic ethnicity is counted independent of race*



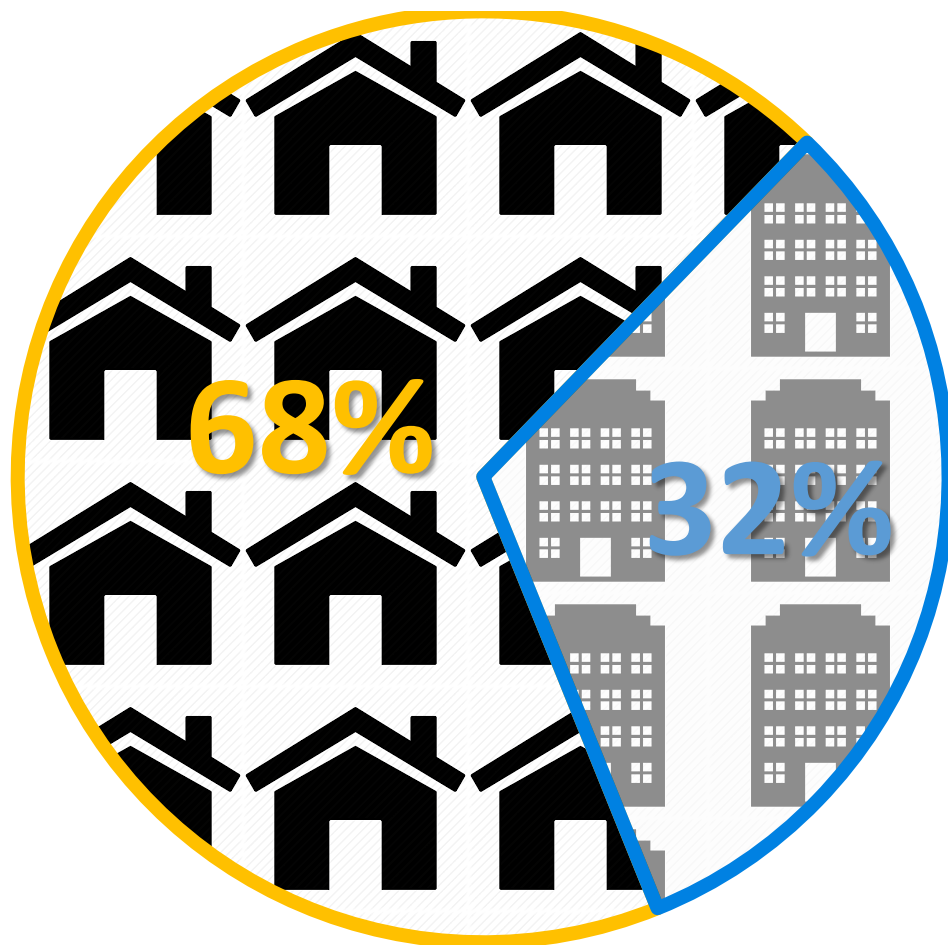
Age Distribution



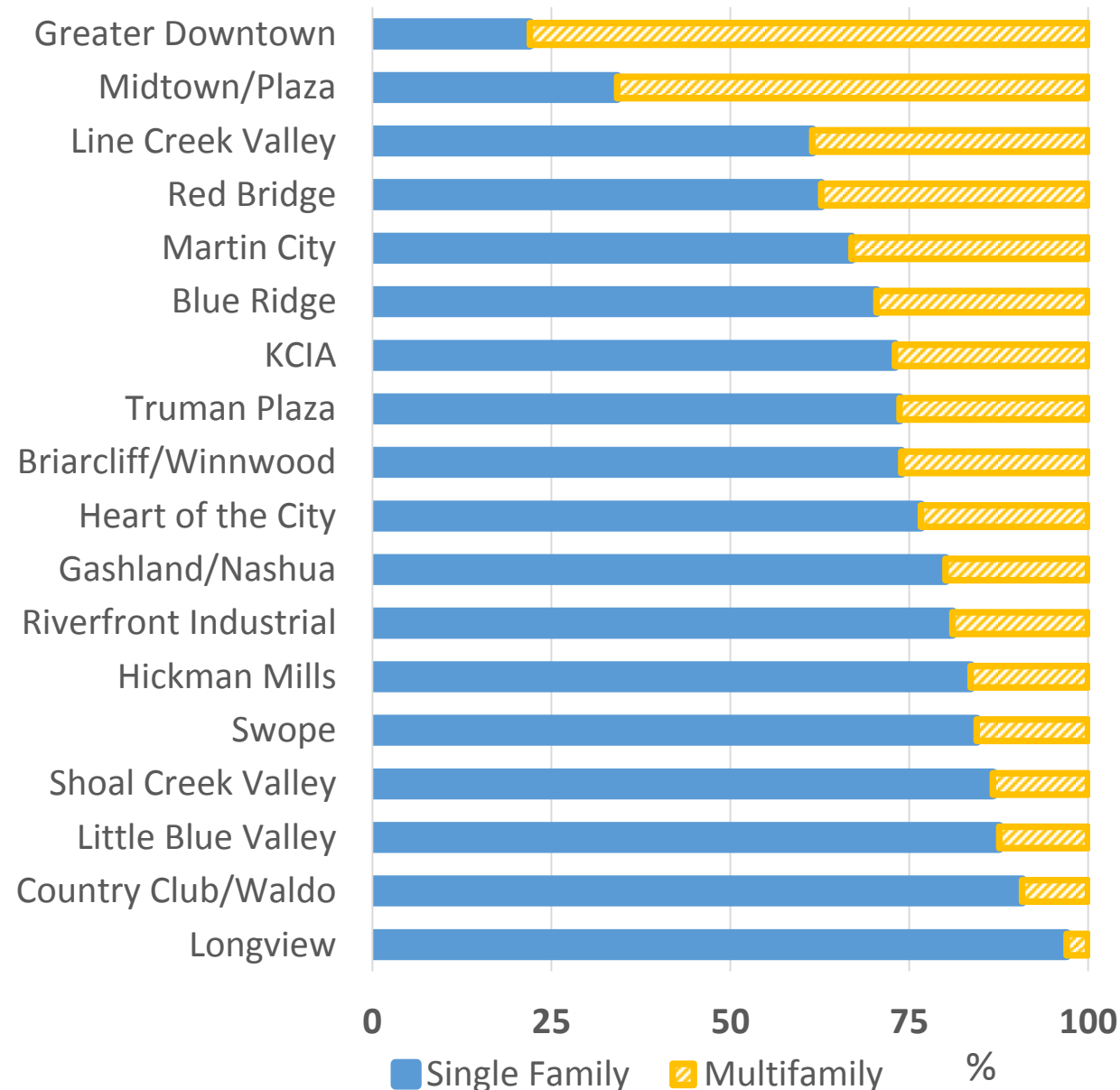
Household Size



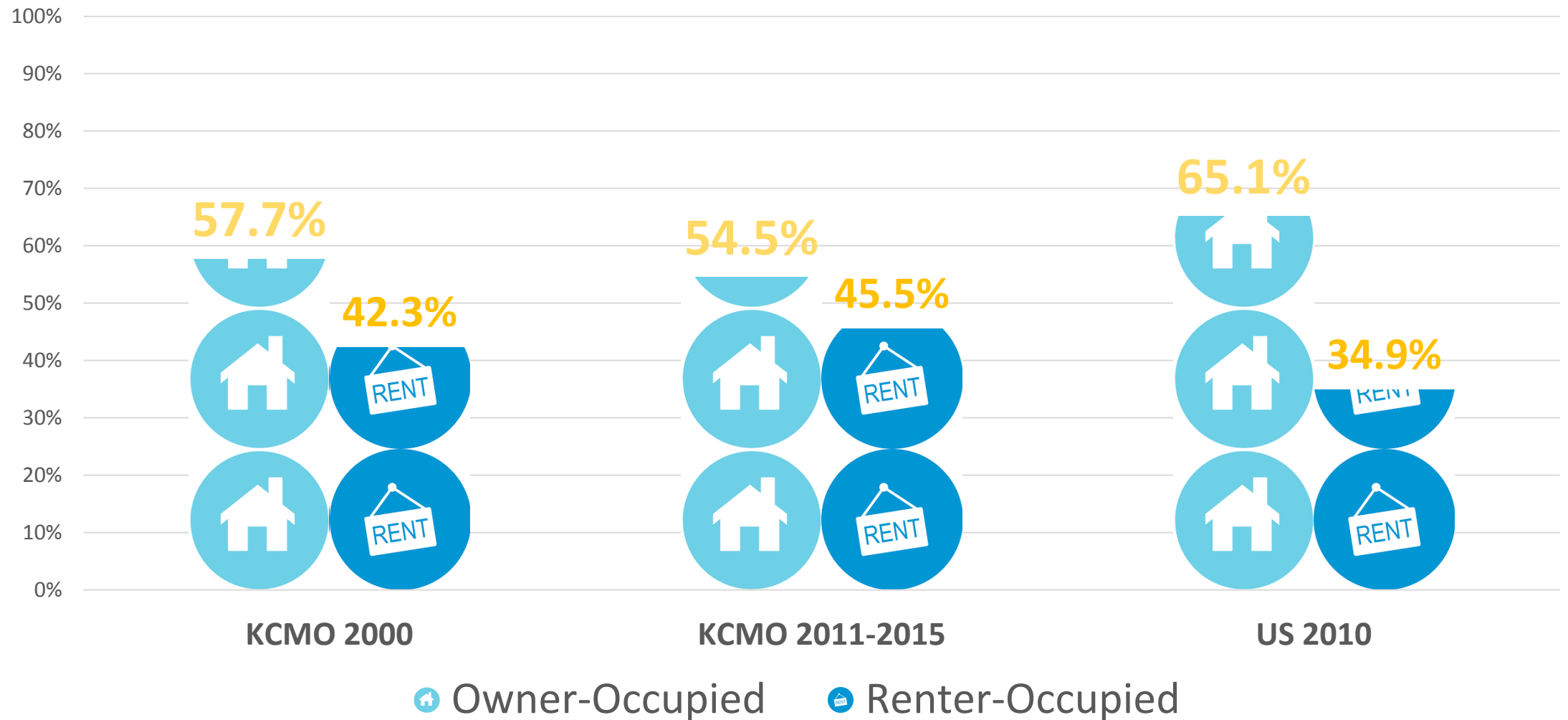
Structure Type



■ Single Family
 ■ Multifamily



Housing Tenure



Defining Affordability

Affordability

- Is relative not absolute
- A commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income.
- Median Household Income in KCMO = \$47,480 (Any Size); US \$55,322
- KCMO Median Housing Affordability = \$1,187/month for an average household of 2.35 people; \$1,383/mo US
- Median Gross Rent 2012- 2016 = \$826/mo; US \$949/mo
- HUD Metro Median Income = \$74,800 (Family of 4)*

*The **Kansas City, MO-KS HUD Metro FMR Area** contains the following areas: Johnson County, KS; Leavenworth County, KS; Linn County, KS; Miami County, KS; Wyandotte County, KS; Caldwell County, MO; Cass County, MO; Clay County, MO; Clinton County, MO; Jackson County, MO; Lafayette County, MO; Platte County, MO; and Ray County, MO.

Cost Burden in KCMO



- 27.6% of Home Owners with a Mortgage in KCMO spend > 30% of their Household income on their Mortgage



- 49.4% of Renters in KCMO spend > 30% of their Household income on Rent



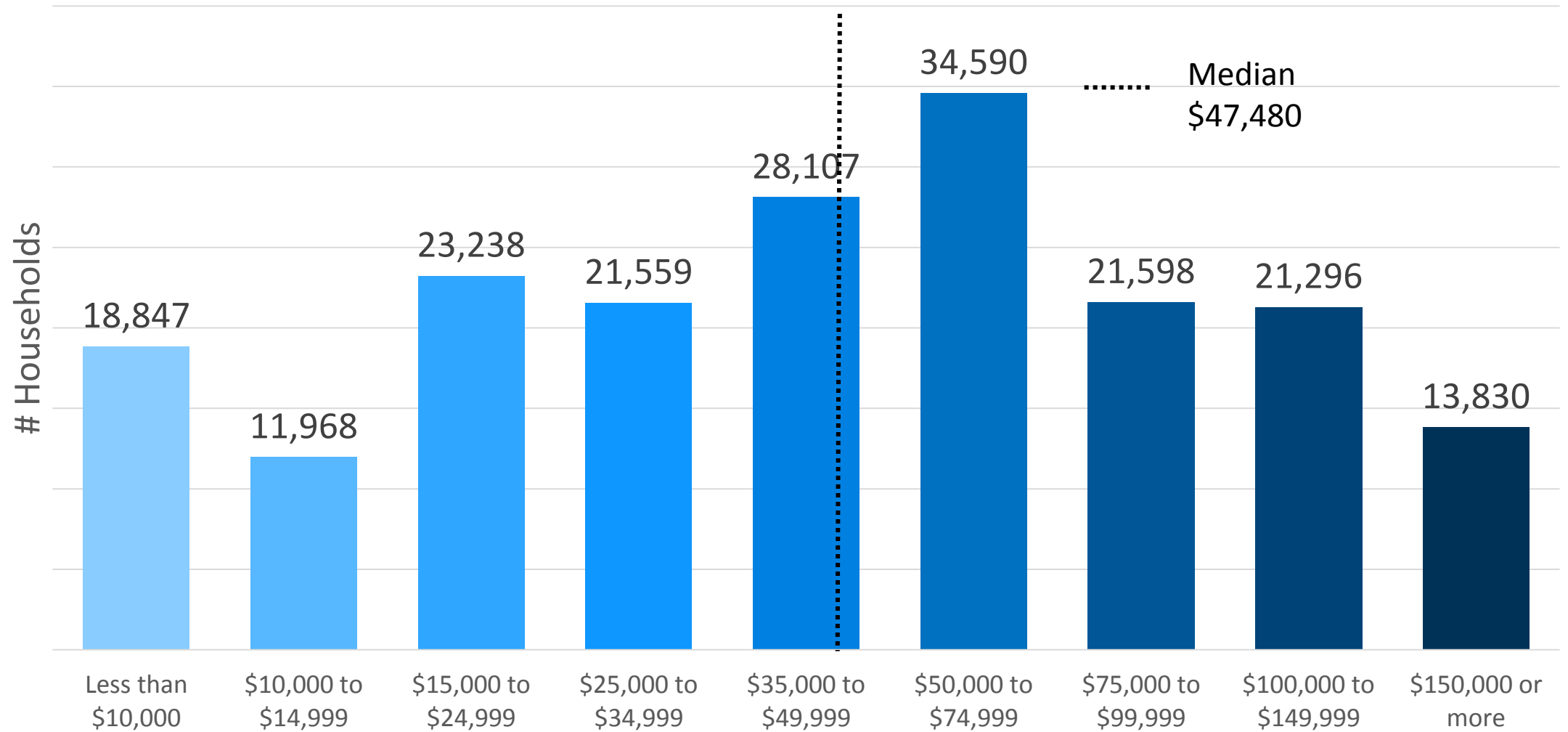
Almost 20 million households in the US are extremely cost burdened, meaning they spend at least half of their income on their rent or mortgage.

Housing and Wealth

“Income is the primary factor—not price and availability, that determines housing affordability. In a market economy the distribution of income is the key determinant of the quantity and quality of housing obtained. Therefore, understanding affordable housing challenges requires understanding trends and disparities in income and wealth. Housing is often the single biggest expenditure of low and middle income families. For low and middle income families, their house is also the greatest source of wealth.”

- Chris Tilly, University of Massachusetts, 2011 “The Economic Environment of Housing: Income and Inequality”

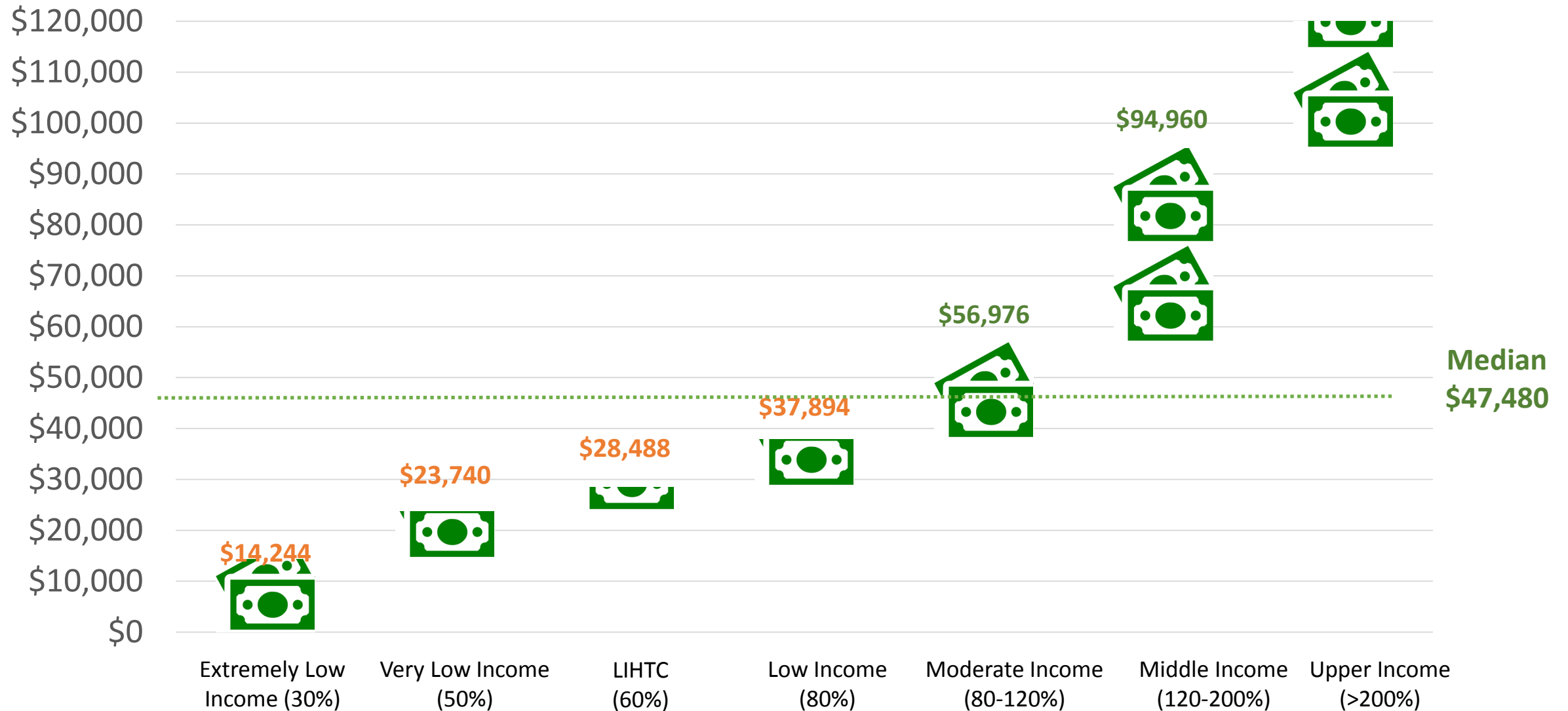
2011-2015 KCMO Income Distribution



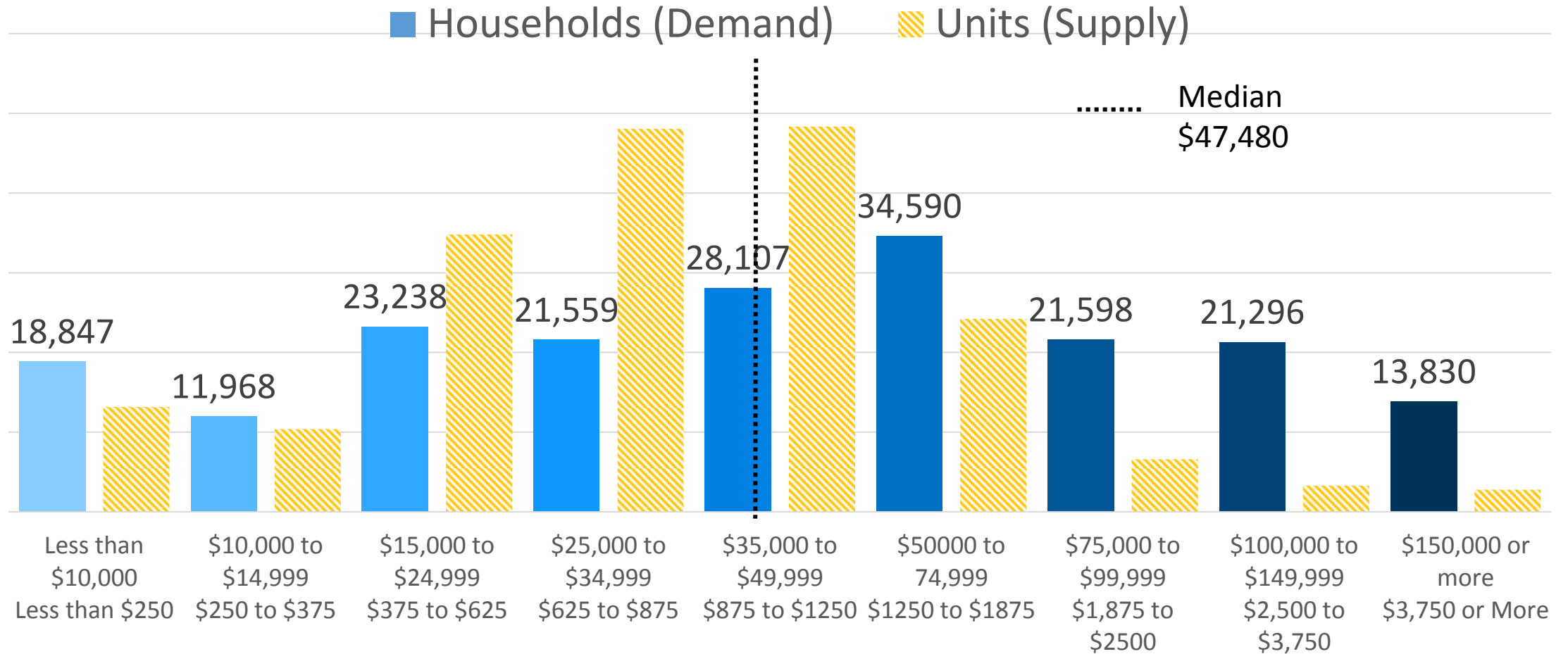
Relative Affordability

Income Band	Hourly Equivalent	Affordable Housing Cost/Month
Less than \$10,000	Less than \$4.80	\$250.00
\$10,000 to \$14,999	\$4.80 - \$7.20	\$375.00
\$15,000 to \$24,999	\$7.20 - \$12.00	\$625.00
\$25,000 to \$34,999	\$12.00 - \$17.30	\$875.00
\$35,000 to \$49,999	\$17.30 - \$24.00	\$1,250.00
\$50,000 to \$74,999	\$24.00 - \$36.00	\$1,875.00
\$75,000 to \$99,999	\$36.00 - \$48.00	\$2,500.00
\$100,000 to \$149,999	\$48.00 - \$72.00	\$3,750.00
\$150,000 or more	Greater than \$72.00	> \$3,750.00
Median Income - \$47,480	\$22.80	\$1,187

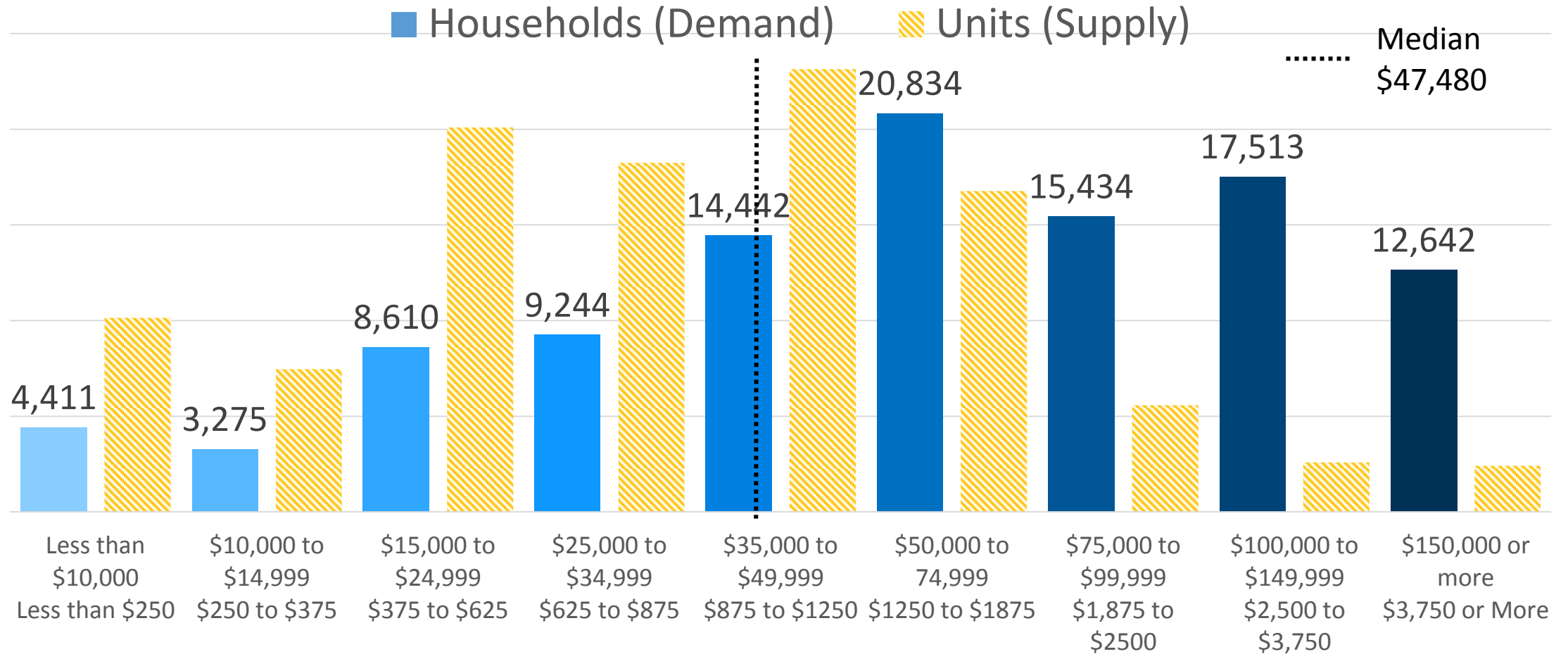
Affordability Spectrum



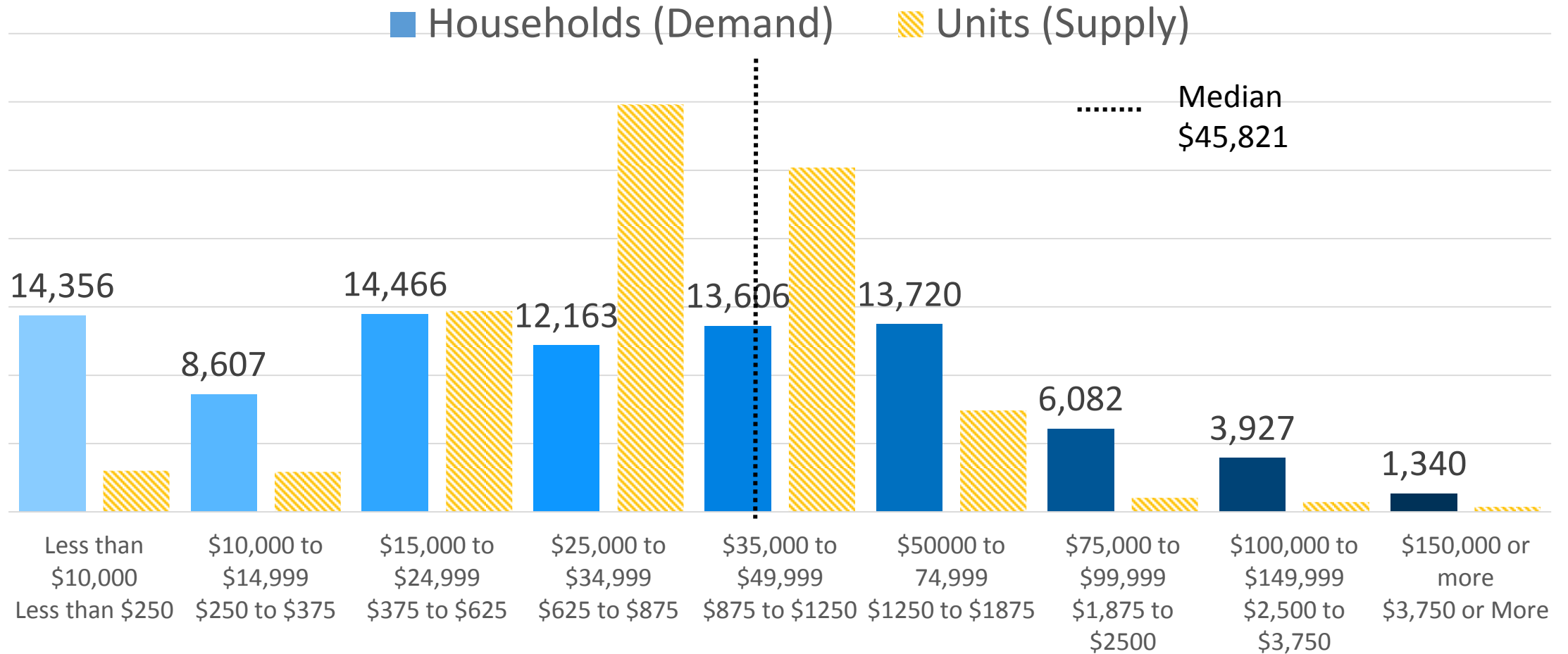
Demand v. Supply



For Owners



For Renters

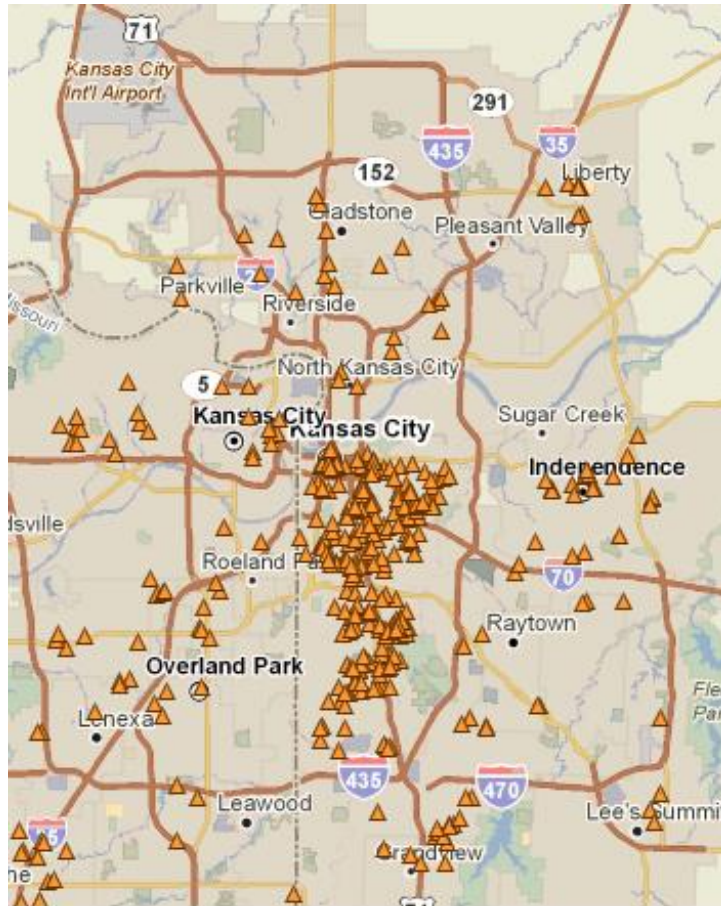


Income Restricted Housing Inventory

Distribution of Units

www.novoco.com/resource-centers/affordable-housing-tax-credits/data-tools/lihtc-mapping-tool

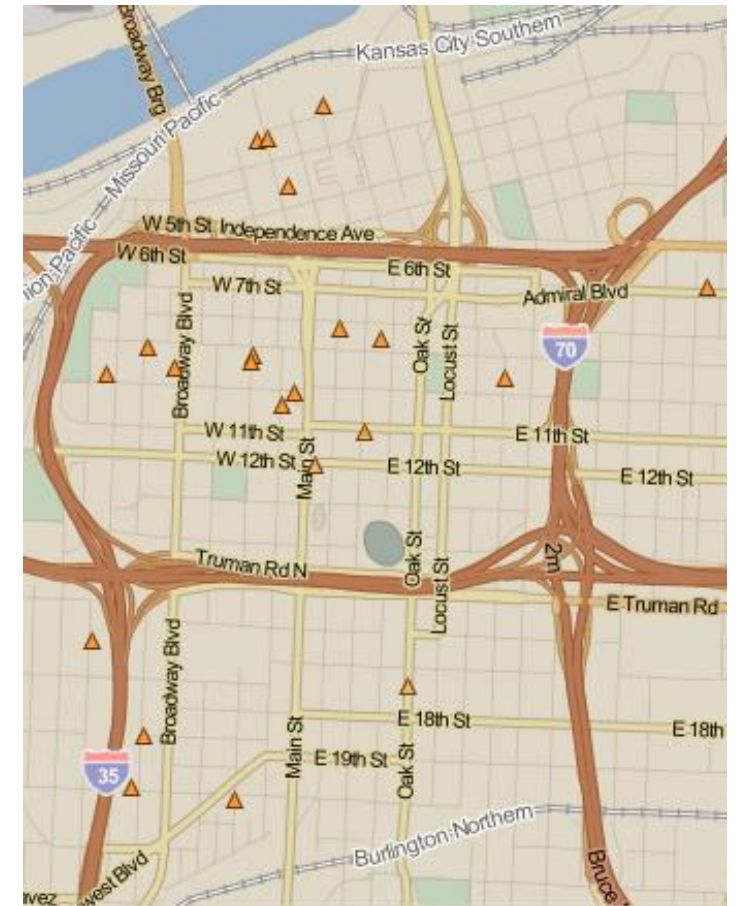
Regional



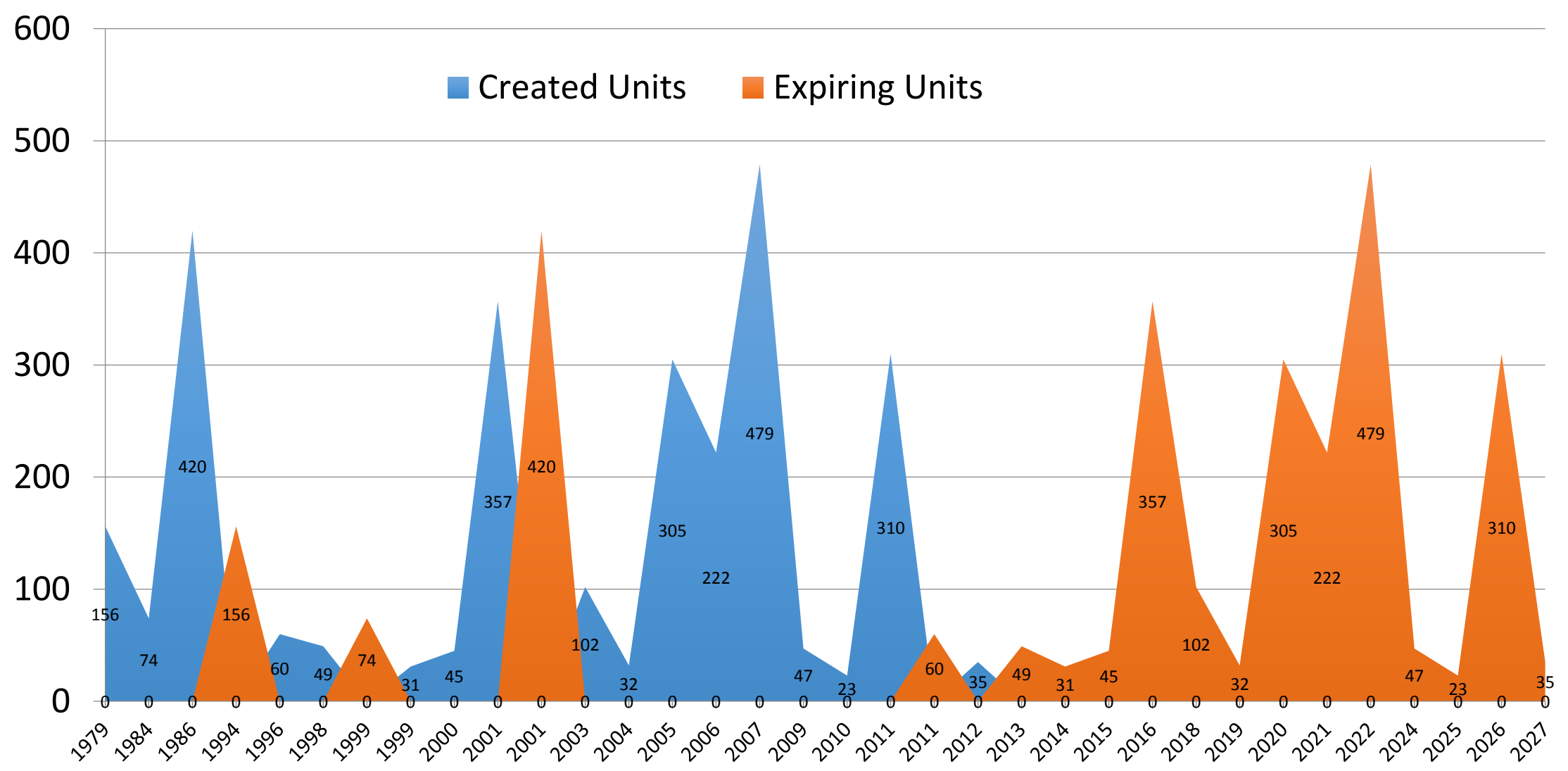
KCMO - N of River



Downtown

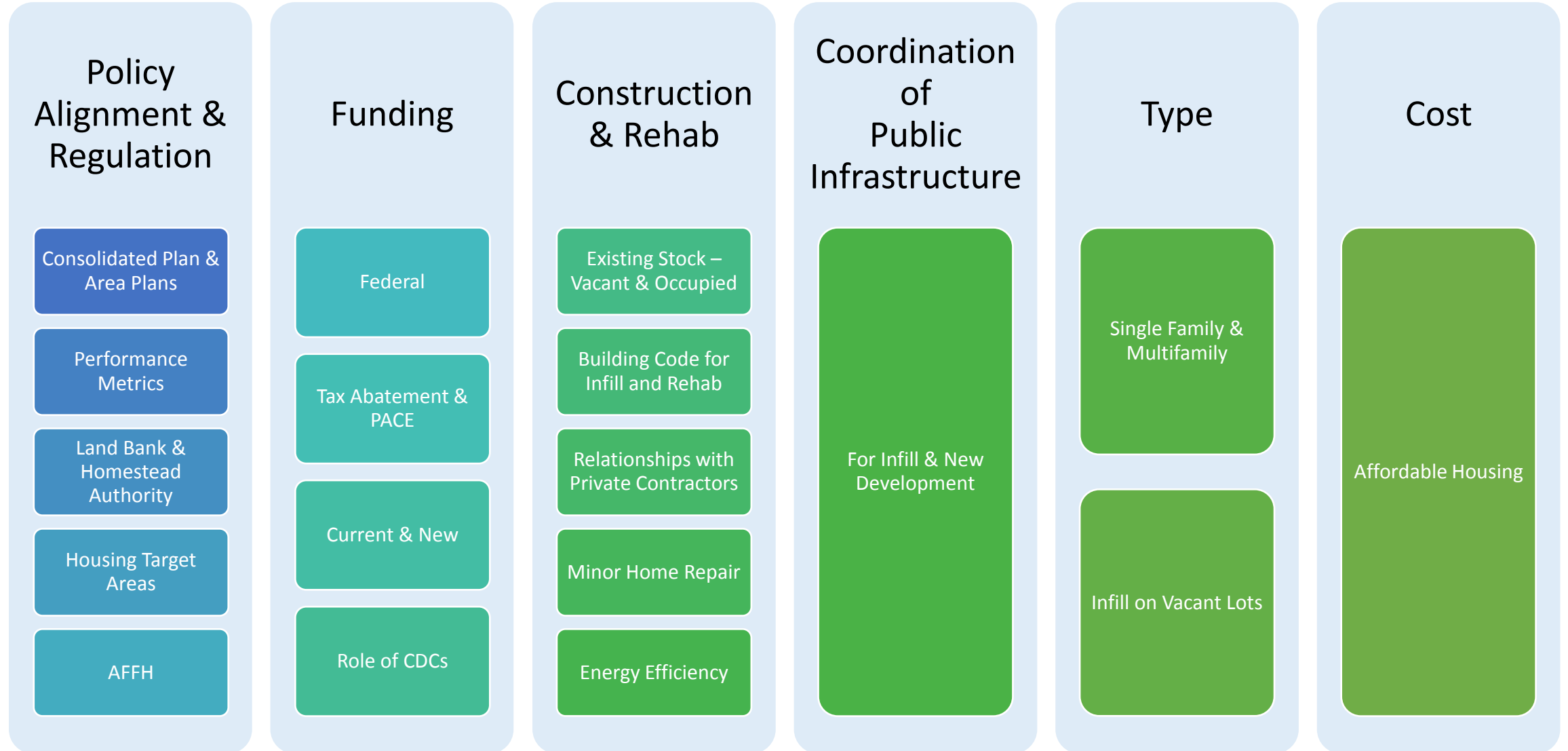


Pipeline of Affordable Units - Downtown



Source: Downtown Council

Discussion Focus



QUESTIONS?

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